

AMENDING OFFICIAL ZONING MAP

EAST OF WEST MEADOWOOD STREET AND NORTH OF WEST WENDOVER AVENUE

BE IT ORDAINED BY THE ZONING COMMISSION OF THE CITY OF GREENSBORO:

Section 1. The Official Zoning Map is hereby amended by rezoning from RS-12 Residential Single Family and Conditional District – General Office Moderate Intensity to Conditional District – Light Industrial (subject to those conditional uses with limitations as set forth in Sections 2, 3 and 4 of this ordinance) the area described as follows:

BEGINNING at a point marking the northeastern corner of Tract 2 of the property described in Lease Memo recorded in Book 4763, Page 828, Guilford County Registry; running thence North 58 ° 55 ' East 229.66 feet to a point in the southern margin of Lot 115 of Greenpoint Acres, Plat Book 21, Page 48, Guilford County Registry; thence with the line of the southern margin of Lot 115 North 78 ° 21 ' 46 " East 14.20 feet to a point marking the southeast corner of said Lot 115, the TRUE POINT AND PLACE OF BEGINNING; thence crossing the right-of-way of Cox Boulevard (unopened) South 08 ° 38 ' 02 " East 60.25 feet to a point marking the northwest corner of property presently leased by Flow Motors; thence South 58 ° 55 ' West 219.40 feet to a pin marking the southeast corner of Tract 2, property described in Lease Memo recorded in Book 4763, Page 828, Guilford County Registry; thence North 31 ° 05 ' 02 " West 60.11 feet to a pin; thence North 58° 55' East approximately 63.0 feet; thence with the eastern line of property leased to Snow Creek, Inc. approximately North 31 ° 03 ' 52 " West 150.0 feet to a point in the southern line of Lot 109 of Greenpoint Acres being the northeast corner of the property leased by Cora W. Pickard to Snow Creek, Inc.; thence with the southern line of said Lot 109 North 58 ° 56 ' 08 " East approximately 160.0 feet to a point in the western margin of the right-of-way of Treva Street (unopened); thence with the western margin of the right-of-way of Treva Street and the eastern margin of the margins of Lots 110, 111, 112, 113, 114 and 115 of Greenpoint Acres, South 31 ° 03 ' 52 " East 154.9 feet to a point marking the southeast corner of Lot 115 of Greenpoint Acres, the point and place of BEGINNING.

Section 2. That the rezoning of RS-12 Residential Single Family and Conditional District – General Office Moderate Intensity to Conditional District – Light Industrial is hereby authorized subject to the following use limitations and conditions:

- 1) Uses: All uses related to an automobile dealership including but not limited to motor vehicle sales (new and used) and automobile repair services (major and minor).
- 2) Maintain an eight foot high chain link fence w/slats around all sides of the property except those that connect to the automobile dealership.
- 3) Increase the minimum building setback on the side adjacent to the daycare from 5 feet to 25

feet.

4) Increase the planting yard type on the side adjacent to the daycare from a Type C to a Type B.

Section 3. This property will be perpetually bound to the uses authorized and subject to such conditions as imposed, unless subsequently changed or amended as provided for in Chapter 30 of the Greensboro Code of Ordinances. Final plans for any development shall be submitted to the Technical Review Committee for approval.

Section 4. Any violations or failure to accept any conditions and use limitations imposed herein shall be subject to the remedies provided in Chapter 30 of the Greensboro Code of Ordinances.

Section 5. This ordinance shall be effective on July 21, 2006.